



City of Chicago
Richard M. Daley, Mayor

Department of
Consumer Services

Caroline Orzac Shoenberger
Commissioner

Energy & Environmental Division
510 North Peshtigo Court, 1st Floor
Chicago, Illinois 60611
(312) 744-7670

MEMORANDUM

TO: Rhonda Mutz
Director of Toxic Pollution Control

FROM: Jeff Ferg *df*
Environmental Engineer

SUBJECT: Abandoned Building at
4603 W. Gladys

DATE: November 9, 1990

00001
*Contact U.S.E.P.A.
emergency response*

EPA Region 5 Records Ctr.



236945

An abandoned building at the above address was the scene of a refuse fire on October 28, 1990. The Fire Department responded and found several drums and small containers of hazardous materials located within the structure. The materials were inventoried by the HIT and the information forwarded to Jeff Ferg who responded to the scene with HIT. No owner information was readily apparent from initial inspections. Two food packaging companies had operated in the building in the early 1980's and the materials present appear to be residual from those activities.

A title search was conducted to further identify who might be held responsible to secure the building and remove the hazardous materials appropriately. The Building Department was also contacted to inspect the building since they had no record of the abandoned building.

The Mortgage Agreement was transferred to the U.S. Government (Department of Commerce-Economic Development Administration) by the Collateral Trustee (Continental Illinois National Bank and Trust) for one dollar in 1981. Apparently the food packager, American Pouch Food Company, Inc. continued operating in the building until 1983 under an agreement with the Federal Agency to produce Army C-rations.

An additional facility (Plant 2) was indicated on the deed documents at 2540 S. Federal. Toxic Pollution Control investigated the status and condition of this property. It was secured and currently up for sale.

Since the hazardous materials are located on private property, or in this case federally owned property, no assistance from the state (IEPA) has been sought.



PAGE 2

RE: ABANDONED BUILDING AT 4603 W. GLADYS

Please advise Jeff Ferg, who has been heading up the investigation into this case, on what steps might be appropriate to remedy the unsecured and open hazard this building presents.

JF/ma

pc: Commissioner Caroline O. Shoenberger
Deputy Commissioner David R. Inman

Attachment: Materials I.D'd by HIT provided by J. Ferg

4603 W. GLADYS

Materials Inventoried by Fire Dept. HIT
on 10/28/90 1530 :

listed by P.S. - Lt. Commanding HIT on 10/28/90

1. Several open bags of Calcium Chloride
2. 55 gal. drum of Oil lubricant
3. 55 gal drum - XYLOL - flammable solvent
4. 55 gal drums (3) - Unknown
5. 1 - 100 lb. compressed gas cylinder - Acetylene
6. 2 - 5 gal. Lube
7. 1 - 5 gal. pail of Dry wall compound
8. 1 - partial 55 gal. drum rejected product
9. Unknown qty. - $\text{Na}_2(\text{SO}_4)$ Acidic cleaner
10. 1 gal. glass bottle of unknown red liquid
11. 1 gal. Sodium-thiosulfate (2)
12. 9 lbs. Sulfuric Acid H_2SO_4
13. 4 lbs. Ammonium Hydroxide (3) (ACS)
14. 32 oz. Iodine - Bromine Solution
15. 32 oz. Alkyl benzyl dimethyl - Ammonium Chloride (2)
16. 1 gal. Sodium Hydroxide (2)
17. 1 pint Used Chromage
18. 9 lbs. Sulfuric Acid / CrO_3
19. 5 lbs. Acetic Acid (2) (ACS)
20. 32 oz. Unknown
21. 6 lbs. Hydrochloric Acid (ACS)
22. 32 oz. NaOH 80% Brown liquid

ASSIGNMENT OF MORTGAGE 25769292

The undersigned, CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as collateral trustee (the "Collateral Trustee"), whose post office address is 231 South LaSalle Street, Chicago, Illinois 60604, in consideration of the sum of One Dollar, and of other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over, without recourse, representation or warranty, unto the UNITED STATES OF AMERICA, Economic Development Administration, that certain Trust Deed and Assignment of Rents dated as of May 1, 1979 (the "Mortgage") from American Pouch Food Company, Inc., a Delaware corporation, to the Collateral Trustee, relating to the real property described in Exhibit A hereto and recorded on June 21, 1979 in Cook County, State of Illinois, as Document No. 25015987, together with all rights of the Collateral Trustee arising under or pertaining to said Mortgage.

IN WITNESS WHEREOF, the Collateral Trustee has executed this Assignment of Mortgage and caused its seal to be affixed hereto this 9th day of February, 1981.

CONTINENTAL ILLINOIS NATIONAL
BANK AND TRUST COMPANY OF
CHICAGO, as Collateral Trustee

By *[Signature]*
Its VICE PRESIDENT



This instrument was prepared by:
Kenneth G. Goldin, Esq.
Chapman and Cutler
111 West Monroe Street
Chicago, Illinois 60603

25769292

DESCRIPTION OF REAL PROPERTY

Property situated in the City of Chicago, County of Cook, and State of Illinois:

(1) Plant 1, 4603 West Gladys Street:

The property is legally described as: Lot eleven (11) except the West half thereof, all of Lots twelve (12) to twenty-three (23) inclusive and lots twenty-six (26) and twenty-seven (27) all in Block 2 in Harvey's Subdivision of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section fifteen (15) Township 39 North, Range 13; also all that part of vacated East and West 16 foot public alley South of and adjoining lots 22 and 23 and north of and adjoining lots 26 and 27 in Block 2 in Harvey's Subdivision aforesaid, all in Cook County, Illinois.

(2) Plant 2, 2548 South Federal Street, Chicago, Illinois:

The property is legally described as: Lots 12 to 17 inclusive in Block 3 of George W. Gerrish's Subdivision of part of the East half of the North East quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, together with the East 2.5 feet of the vacated North and South alley lying West of and adjoining said lots all in Cook County, Illinois; and Lots 18 to 24 in Block 3 in Gerrish's Subdivision of the East half of the North East quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 13, 1867 in Book 165 of Maps, Page 3, Document 1740492, in Cook County, Illinois.

25769292

1981 FEB 10 AM 10 42



MAIL

FEB-10 1981 4 01 45

25769292

13.15

EXHIBIT A
(to Assignment of Mortgage)

25769292

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, J. W. L. 4th, Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me DONALD W. ALMAN and JOHN J. HAZEN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and personally known to me to be the VICE PRESIDENT and TRUST OFFICER of the Collateral Trustee and acknowledged that they signed, sealed and delivered the said instrument as their officer's free and voluntary act, for the uses and purposes therein set forth as officers of the Collateral Trustee.

GIVEN under my hand and Notarial Seal, this 9th day of February, 1981.

J. W. L. 4th
Notary Public

My commission expires: ..

.. expires July 2, 1984



25769292